



The Corporation of the Town of Orangeville

By-law Number 081 - 2015

**A by-law to amend By-law 22-90, as amended
(Sarah Properties Ltd., Block 70, Registered Plan 7M-57, Z 1/15).**

Whereas on May 25, 2015 Council held a public meeting with respect to Zoning By-law Amendment application Z 1/15 to rezone the property from Multiple Residential Medium Density (RM1) Zone with a Holding Symbol and a Special Provision to Multiple Residential Medium Density (RM1) Zone with a Holding Symbol and a Special Provision and a Special Provision to permit a 93 unit townhouse development on the subject lands.

And whereas on August 10, 2015 Council approved the Zoning By-law Amendment application to permit a 93 unit townhouse development with conditions;

Be it therefore enacted by the municipal Council of The Corporation of the Town of Orangeville as follows:

1. That Section 24 of By-law 22-90, as amended, is hereby amended by deleting the text and adding the following thereto:

“24.182 Notwithstanding the provisions of Section 12 of By-law 22-90, as amended, the following provisions shall also apply to the lands zoned as Multiple Residential Medium Density (RM1) Zone, Special Provision 24.182:

Regulations for Townhouse Dwellings having Frontage to Individual Dwelling Units from a Public Street

1) Lot Area (minimum) unit	125 square metres per dwelling
2) Lot Frontage (minimum)	5.5 metres
3) Front Yard to garage - Minimum	6.0 metres
4) Front Yard to front wall of the dwelling - Minimum	4.5 metres
- Maximum	7.0 metres
5) Exterior side yard (minimum)	1.9 metres
6) Interior side yard (minimum) - one storey	1.2 metres

- two storey	1.2 metres
7) Rear Yard (minimum)	6.0 metres
8) Building height (maximum)	10.4 metres

The minimum required exterior side yard is to be measured from the public and/or private street.

Notwithstanding the minimum required front, exterior side and rear yards, the following encroachments are permitted:

- (a) unroofed, unexcavated, unenclosed decks and stairs attached to the main building are permitted to encroach a maximum of 3 metres into the minimum required rear yard
- (b) covered porches and stairs are permitted to encroach a maximum of 3.0 metres into the minimum required front yard; and
- (c) covered porches and stairs are permitted to encroach a maximum of 1.0 metre into the minimum exterior side yard.

Regulations for Townhouse Dwellings having Frontage to Individual Dwelling Units from a Private Street (measurements taken from the Private Street)

1) Lot Area (minimum)	125 square metres per dwelling unit
2) Lot Frontage (minimum)	5.5 metres
3) Front Yard (minimum)	6.0 metres
4) Exterior side yard (minimum)	1.9 metres
5) Interior side yard (minimum)	
- one storey	1.2 metres
- two storey	1.2 metres
6) Rear Yard (minimum)	6.0 metres
7) Building height (maximum)	10.4 metres

Notwithstanding the minimum required front, exterior side and rear yards, the following encroachments are permitted:

- a) unroofed, unexcavated, unenclosed decks and stairs attached to the main building are permitted to encroach a maximum of 3 metres into the minimum required rear yard
- b) covered porches and stairs are permitted to encroach a maximum of 3.0 metres into the minimum required front yard; and
- c) covered porches and stairs are permitted to encroach a maximum of 1.0 metre into the minimum exterior side yard.

Regulations for other Permitted Residential Uses

- 1) Rear Yard

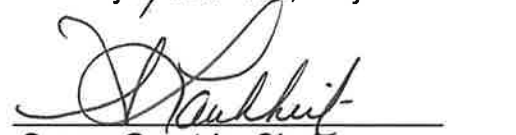
- Buildings with a maximum height of 14.0 metres 7.0 metres
- Buildings with a maximum height greater than 14.0 metres 10.0 metres
- 2) Building height (maximum) 26.0 metres

Notwithstanding the minimum required exterior side and rear yards, balconies are permitted to encroach a maximum of 3 metres.

Passed in open Council this 10th day of August, 2015.



Jeremy D. Williams, Mayor



Susan Greatrix, Clerk
SUSAN LANKHEIT, DEPUTY CLERK